THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20170067068 DEEDQC
Recvd: 08/03/17 14:40 2 pgs
Fees:12.00 Taxes:0.00
20170803-0079446

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
K&G Rentals, LLC 4401 Scenic Dr. Nashville, TN 37205	New Owner	08108032100 10507015600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sanaz Kiani, an Unmarried Woman,** by these presents do hereby quitclaim and convey unto **K&G Rentals, LLC, a Tennessee Limited Liability Company,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Tract 1 (819 Buchanan St.)

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of W.S. Settle's re-subdivision of certain lots in North Nashville real estate company's plan, of record in Plat Book 57, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sanaz Kiani, a married woman by Warranty deed from Troy Coleman, married of record in Instrument No. 20130918-0098386 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 18, 2013.

Being also known as 819 Buchanan St. Nashville, Tennessee 37208.

Tract 2 (1317 Little Hamilton Ave.)

Land in Davidson County, Tennessee, described as follows to wit: Being the southerly 50 feet of the northerly 150 feet of the easterly 177.5 feet of Block "C" on the Plan of Merritt Lands, as of record in Minute Book N, Page 241, Register's Office for Davidson County, Tennessee.

Said part of Block "C" fronts 50 feet on the westerly side of Little Hamilton Avenue, formerly Hamilton, or Salsey Street and extends back between parallel lines 177.5 feet to an alley.

Being the same property conveyed to Sanaz Kiani by Warranty deed from Holly R. Edwards, unmarried and James Harper, unmarried of record in Instrument No. 20160203-0010634 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 3, 2016.

Being also known as 1317 Little Hamilton Ave. Nashville, Tennessee 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
28th Day of July, 2017.

Affiant

My commission expires: 5-3-21
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28th Day of July, 2017.

Sanaz Kiani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sanaz Kiani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 28th Day of July, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021